

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Philip Bachers, Planner I

SUBJECT: SP 4-8-05 / 05-522 / Broward County Environmental Protection Department Laboratory at the University of Florida Institute of Food and Agricultural Services Campus in Davie, FL

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 4-8-05 / 05-522 / Broward County Environmental Protection Department Lab

REPORT IN BRIEF:

The petitioner is proposing a new environmental research laboratory of approximately 10,000 sq. ft. contiguous within the University of Florida campus/South Florida Educational Center accessed from College Ave. Broward County government has leased a portion of the campus for their proposed improvements. The above-captioned site plan is exempt from the Town of Davie Land Development Code. It is being presented for informational purposes only and requires no formal action.

This building is a “green building” design, an innovative method of design/construction and operation that promotes energy efficiency. It is a qualifying building under the nationally-recognized “LEED” (Leadership in Energy and Environmental Design) certification program by the United States Green Building Council. The mission of “LEED” is to “encourage and accelerate global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted standards, tools, and performance standards.” Areas addressed in the process are: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and more.

The Board of County Commissioners is promoting the “green building” concept for this and for future buildings, and as such, this project is a demonstration of the benefits of adhering to the concept in the design and build phases, and ultimately, the operation of the facility. By having such a building placed in the South Florida Educational Center campus, Davie is reaping the benefit of being in the forefront of “...transforming the building and real estate market towards sustainability while promoting human health, environmental restoration, economic prosperity, social welfare, and equity,” *Foundations of the LEED Environmental Rating System, c. 2004.*

The petitioner's site design meets the intent of the CF, Community Facilities District, to provide areas for location of community facilities. The subject site is designed for pedestrian movement within the site via a proposed network of five (5) foot sidewalks which connect to existing pedestrian sidewalks serving the University of Florida Institute of Food and Agricultural Services (UF-IFAS) building to the east, and the United States Department of Agriculture building to the west. Access onto the site is via an existing asphalt roadway from the eastern portion of the University of Florida property, off of College Ave. This will control vehicular traffic to the proposed facility and its parking via a single point-of-egress.

The architectural design consists of clean, simple, straight lines and features. All elevations make use of stucco-on-block wall construction, with extensive use of glass glazing between upper-and-lower spandrel panels. The south and east elevations use the most glass, including strong horizontal solar shading devices of aluminum. The west elevation uses the least glass, followed by the north elevation. All elevations use Kalwall system panels which are translucent modular-structural laminate panels to provide natural interior lighting. These panels are typically located above the horizontal stucco wall surfaces which form the walls above the windows.

The new research building is compatible with both existing and allowable uses on and adjacent to this property. Furthermore, the proposed building ties in with the current and future uses within the Future Land Use designated area of Regional Activity Center.

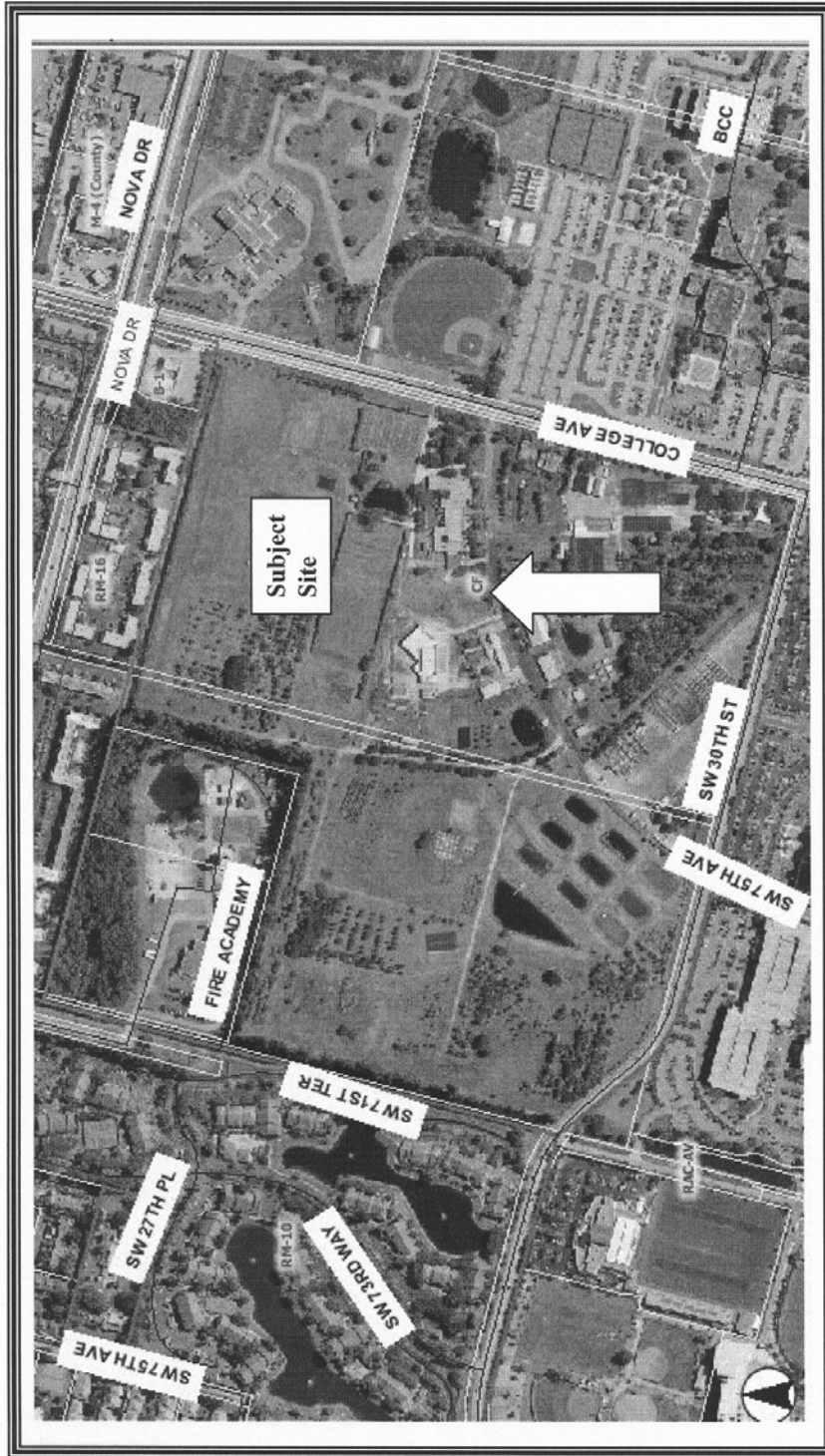
PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Attachment: Aerial, Zoning, Subject Site Map, Site Plan



Site Plan Application
SP 4-8-05, Broward Co. EPD Lab
Aerial, Zoning, Subject Site Map

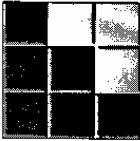
Prepared By: P.B
Date Prepared: 7/15/05



The Town of Davie
Development Services Department
Planning and Zoning Division



Scale: N.T.S.



**FALKANGER SNIDER
MARTINEAU YATES
ARCHITECTS
& ENGINEERS**

100 EAST AVENUE, SUITE 200
DENVER, COLORADO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.FSMY.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	08/12/08	ISSUED FOR PERMIT
2	08/12/08	ISSUED FOR PERMIT
3	08/12/08	ISSUED FOR PERMIT
4	08/12/08	ISSUED FOR PERMIT
5	08/12/08	ISSUED FOR PERMIT
6	08/12/08	ISSUED FOR PERMIT
7	08/12/08	ISSUED FOR PERMIT
8	08/12/08	ISSUED FOR PERMIT
9	08/12/08	ISSUED FOR PERMIT
10	08/12/08	ISSUED FOR PERMIT

PROJECT INFORMATION

PROJECT NAME: [REDACTED]
PROJECT ADDRESS: [REDACTED]
PROJECT CITY: [REDACTED]
PROJECT STATE: [REDACTED]
PROJECT ZIP: [REDACTED]
PROJECT PHONE: [REDACTED]
PROJECT FAX: [REDACTED]
PROJECT EMAIL: [REDACTED]
PROJECT WEBSITE: [REDACTED]
PROJECT DESCRIPTION: [REDACTED]

GENERAL INFORMATION

DATE: 08/12/08
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
APPROVED BY: [REDACTED]

BUILDING DATA

TYPE OF PROJECT: BUSINESS
ZONING DISTRICT: BUSINESS
SITE INFORMATION:
PROJECT DESCRIPTION:
PROJECT ADDRESS: [REDACTED]
PROJECT CITY: [REDACTED]
PROJECT STATE: [REDACTED]
PROJECT ZIP: [REDACTED]
PROJECT PHONE: [REDACTED]
PROJECT FAX: [REDACTED]
PROJECT EMAIL: [REDACTED]
PROJECT WEBSITE: [REDACTED]
PROJECT DESCRIPTION: [REDACTED]

BUILDING INFORMATION:

OWNER: [REDACTED]
DESIGNER: [REDACTED]
CONTRACT NO.: [REDACTED]
PROJECT NO.: [REDACTED]
SHEET NO.: [REDACTED]
SHEET TOTAL: 10 SHEETS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

3. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.

4. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOUNDATION DESIGN AND CONSTRUCTION HANDBOOK.

5. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING HANDBOOK.

6. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING HANDBOOK.

7. ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FINISHES HANDBOOK.

8. ALL EXTERIOR WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE EXTERIOR WORK HANDBOOK.

9. ALL INTERIOR WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERIOR WORK HANDBOOK.

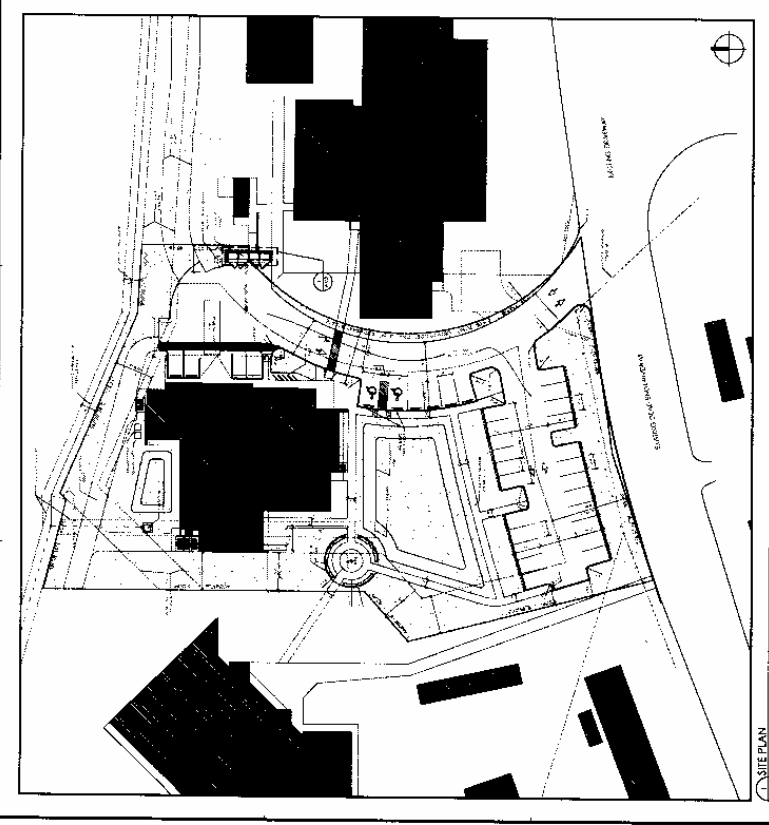
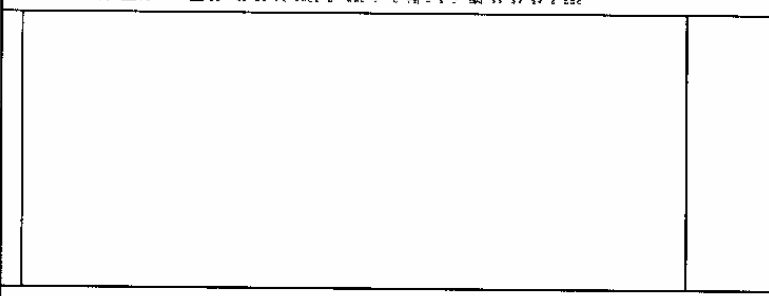
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONSTRUCTION HANDBOOK.

PERMIT INFORMATION

PERMIT NO.: [REDACTED]
PERMIT DATE: [REDACTED]
PERMIT EXPIRY: [REDACTED]
PERMIT FEE: [REDACTED]

GENERAL INFORMATION

DATE: 08/12/08
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
APPROVED BY: [REDACTED]



STANDARD ABBREVIATIONS & SYMBOLS

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STANDARD ABBREVIATIONS & SYMBOLS

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